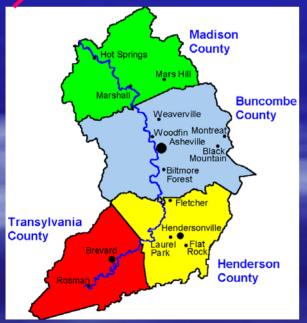
Regional Brownfields Initiative



REGION B NORTH CAROLINA







Preview

- What is a Brownfield?
- Benefits of Brownfields Redevelopment
- History
- Funding
- LOSRC Regional Brownfields Initiative
- NC Brownfields Programs
- Keys to Success
- Contact Information



What is a Brownfield?

Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.





"Heart of Fletcher" Project



Benefits



Economic

- New business & infill development
- Increased property values
- Tax rolls
- New jobs
- Stimulate blighted areas

Business

- New opportunities: properties, affordable, location, etc.
- Funding assistance
- Liability protection
- Technical assistance

History

LOSRC hosted Workshop

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Proposed Woodfin Golf Community

- Surveyed Local Governments
- Took Results to our Board
- Identified a few potential BF sites
- Submitted and Received first grants

Funding

Gold Strike at First BF Site

\$2,000,000

Casino Returns

\$5,000,000yr

TOTAL

\$7,000,000





Funding



- EPA Site
 assessment activities
 (Phase I & II)
- EDA Additional redevelopment efforts
- Advantage West –
 Additional redevelopment efforts

\$200,000

\$50,000

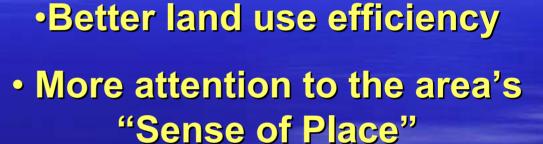
\$16,000

TOTAL

\$266,000

Regional Brownfields Initiative

Provides a strategy for:



- Regional Cooperation
- •A Vibrant Urban and Built Environment
 - •Fulfillment of CEDS -Regional Vision 2010



Old Mill Cultural Arts Center Site

Who Participates in the Region's Brownfields Redevelopment?

- Government Officials,
- Economic Developers,
- Commercial & Industrial Realtors,
- Bankers,

- Environmental Consultants,
- Environmental Groups,
- Attorneys,
- Community Leaders, etc.



RBI STRUCTURE



The Process

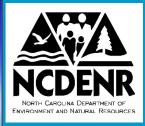
Identify and Evaluate sites for fit with RBI

 Select sites for Technical and Financial Assistance

 Work with Site's Stakeholders to remove any environmental contamination barriers to development (Assessments, Cleanup, Liability Release Agreement)



NC DENR Brownfields Program



Offers Liability relief to prospective developers

 Provides significant property tax relief for the first five years after site redevelopment

The program has already produced 30+ finalized Brownfields Agreements across the state leveraging \$500 million in private investment

Regional Brownfields Initiative

Adopted Sites

Fletcher: wood treatment site to be turned into new town hall and business center

RiverLink: old cotton mill in Asheville's river district

Henderson: downtown historic building (hosiery mill) slated for conversion into new cultural arts center

Woodfin: closed municipal 9 hole golf course on landfill slated for new medium income housing community (285 units) with 18 hole golf course





- Long Term Project Outlook & Structure
- Broad Based Team Concept: Internally and Externally
- Strong Marketing of the Program
- Heavy on Education and Training
- Leveraging of Resources

Contact Information

Land-of-Sky Regional Council (828)-2516622 www.landofsky.org

> Project Manager Ron Townley ron@landofsky.org



Resources:

www.epa.gov/brownfields www.ncbrownfields.org www.brownfieldsource.org

